108.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,042,400 / 1,042,400
					USE VALUE:	1,042,400 / 1,042,400
					ASSESSED:	1,042,400 / 1,042,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OSCEOLA PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOOTH RAYMOND G
Owner 2:	
Owner 3:	
Street 1:	15 OSCEOLA PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOOTH RAYMOND G & -
Owner 2:	KAUF TERESA LYNN -
Street 1:	15 OSCEOLA PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .338 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2793 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14711.000	427,800	11,700	602,900	1,042,400
Total Card	0.338	427,800	11,700	602,900	1,042,400
Total Parcel	0.338	427,800	11,700	602,900	1,042,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.27 | /Parcel: 373.27

Legal Description

User Acct 69366

GIS Ref

GIS Ref

Insp Date 02/27/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 108.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	427,800	11700	14,711.	602,900	1,042,400		Year end	12/23/2021
2021	101	FV	412,500	11700	14,711.	602,900	1,027,100		Year End Roll	12/10/2020
2020	101	FV	412,400	11700	14,711.	602,900	1,027,000	1,027,000	Year End Roll	12/18/2019
2019	101	FV	376,000	12000	14,711.	602,900	990,900	990,900	Year End Roll	1/3/2019
2018	101	FV	376,000	12000	14,711.	516,800	904,800	904,800	Year End Roll	12/20/2017
2017	101	FV	368,000	12000	14,711.	482,300	862,300	862,300	Year End Roll	1/3/2017
2016	101	FV	368,000	12000	14,711.	413,400	793,400	793,400	Year End	1/4/2016
2015	101	FV	308,100	12100	14,711.	370,400	690,600	690,600	Year End Roll	12/11/2014

!8515!

PRINT

Date	Time
12/30/21	07:28:10

LAST REV

Date	Time
12/31/18	15:45:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8515

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOOTH RAYMOND G	1537-94	1	11/20/2018	Convenience	1	No	No		
LEE SARA J & ED	1423-50		9/13/2012		797,300	No	No		
ALBERTELLI LAWR	1404-93		8/25/2011	Change>Sale	675,000	No	No		
KEELER MARY -ET	1092-188		3/27/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2016	522	Inter Fi	385,179					reno kitch 2 baths
12/9/2011	1607	Det. Gar	31,000	C				BUILD 2 CAR GAR

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	Meas/Inspect	DGM	D Mann
2/27/2017	Permit Visit	DGM	D Mann
6/27/2012	External Ins	BR	B Rossignol
6/7/2012	Info Fm Prmt	BR	B Rossignol
2/17/2009	Meas/Inspect	345	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69366
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14711		Sq. Ft.	Site		0	70.	0.59	4									602,930						602,900	

Total AC/HA:	0.33772	Total SF/SM:	14711	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	602,930	Spl Credit		Total:	602,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/STONE & RE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.11833179
Const Adj.:	1.00488567
Adj $ / SQ:	112.380
Other Features:	126979
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525547
Depreciation:	97752
Depreciated Total:	427795

COMMENTS

FRONT=10% STONE, 10% BRICK & 10% WOOD SHINGLES. OF=LAUNDRY SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

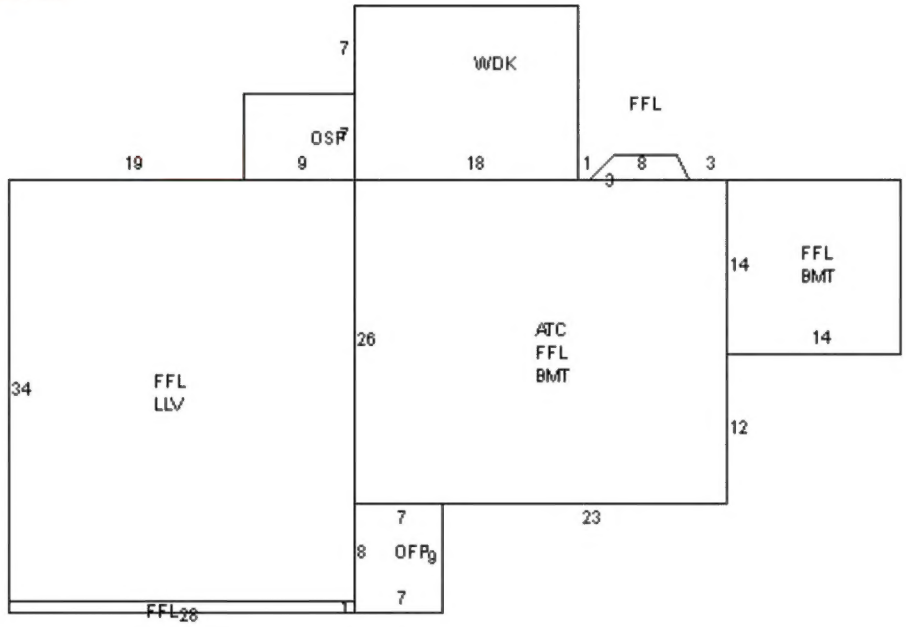
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2008
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.62
Special Features:	0	Val/Su Net:	94.06
Final Total:	427800	Val/Su SzAd	190.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,969	112.380	221,275
BMT	Basement	976	46.860	45,738
LLV	Lower Level	952	60.050	57,170
ATC	Attic	273	67.430	18,408
WDK	Deck	252	10.020	2,524
OFP	Open Porch	63	42.900	2,703
OSP	Screen Porch	63	47.190	2,973

	Net Sketched Area:	4,548	Total:	350,791	
Size Ad	2242	Gross Area	5055	FinArea	2793

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100	A	
BMT	100	RRM	60	A	
LLV	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	1990	0.00	T	23.2	101						
3	Garage	D	Y	1	22X22	G	GD	2012	25.21	T	4.2	101			11,700			11,700

More:	N	Total Yard Items:	11,700	Total Special Featues:		Total:	11,700

IMAGE

AssessPro Patriot Properties, Inc